

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: DECEMBER 1, 2016

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of November 3, 2016 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Old Town North Small Area Plan Update (Staff) 7:10 p.m.
4. ARHA Operational Cost Challenges (Roy Priest) 7:30 p.m.
5. Update on ARHA RFPs (Roy Priest) 7:55 p.m.
6. North Potomac Yard Update (Jon Frederick /Helen McIlvaine) 8:10 p.m.
7. Eisenhower West/Landmark Van Dorn Implementation Update (Bill Harris) 8:20 p.m.
8. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:25 p.m.
9. Alexandria Housing Development Corporation Update (Jon Frederick) 8:30 p.m.
10. Update on Strategic Plan (Tamara Jovovic) 8:35 p.m.
*Action Requested: Review and Comment on draft Strategic Plan by
December 8 at <https://www.alexandriava.gov/StrategicPlan>*
11. Information Items: 8:40 p.m.
Financial Reports (Eric Keeler)
12. Staff Updates 8:45 p.m.
13. Announcements and Upcoming Housing Meetings (Staff) 8:50 p.m.
Eisenhower West/Landmark Van Dorn Implementation
Advisory Group Meeting—November 28, 2016, 7:00-9:00 p.m., Charles Beatley Library,
5005 Duke Street
Strategic Plan
Open House—December 5, 2016, 6:30-8:00 p.m., Jefferson-Houston School, Entrance Lobby,
1501 Cameron Street
Old Town North Small Area Plan
Advisory Group Meeting—December 14, 2016, 7:00-9:00 p.m., Crowne Plaza Hotel
Community Meeting—December 15, 2016, 7:00 p.m., tbd
North Potomac Yard Small Area Plan Update
Advisory Group Meeting, January 31, 2017, 7:00-9:00 p.m., Charles Houston Recreation Center,
901 Wythe Street
14. Other 8:55 p.m.
Topics of interest for future meetings
- Adjournment (Chair) 9:00 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | November 6, 2016

	Members Present	Members Absent	Staff
1	Michael Butler		Tamara Jovovic, Housing Analyst
2	Katharine Dixon (m)		Eric Keeler, Division Chief
3	Carter Flemming		Nathan Imm, Planning and Zoning
4	Jon Frederick		Melodie Seau, Division Chief
5		Stephen Hales	
6	Bill Harris		
7	Robyn Konkell, Chair		
8	Michelle Krockner		
9	Jessica Lurz*		
10	Helen McIlvaine*		
11	Joe Ouellette (m)		
12	Peter-Anthony Pappas		
13	Mary Parker (m)		
14	Yasin Seddiq		
15	Nechelle Terrell		
16	Eric Weiss		
17		Marian Wiggins (excused)	
18	Paul Zurawski		
19	vacant		
20	vacant		
21	vacant		
	Guests	Affiliation	Email
1	Mary-Parker Lamm	Carpenter Shelter	
2	Betsy Faga	Church of the Resurrection	
3	Colin and Mary Chaddeceli		
4			

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order by the Chair, Robyn Konkell, at 7:00 pm. Joe Ouellette took minutes.

1. Chair Remarks (Chair)

R. Konkell noted that she would not be able to chair the December 1 AHAAC meeting.

M. Krockner asked the Committee to consider endorsing a letter from the Northern Virginia Affordable Housing Alliance asking the City Council to support and protect funding for the State Housing Trust Fund in the City's legislative package. J. Frederick made a motion to approve the intent of the letter. The Committee expressed unanimous support.

2. Consideration of October 6, 2016 Minutes (Chair)

K. Dixon made a motion to approve the October minutes; J. Frederick seconded. The minutes were approved unanimously.

3. Consideration of Carpenter Shelter Affordable Housing Plan and Loan Application (Helen McIlvaine)

H. McIlvaine discussed the evolution of the project and the issues outlined in the 10/27/16 memo to AHAC, including the loan request, development program, and proposed affordability terms. She noted that the increase in the loan request was attributed to the cost of the sewer tap fee and the small area plan-mandated contributions to the Braddock Open Space and Community Amenities funds. The rental subsidies for the deeply affordable units are not included as part of this request as the City has submitted a request to ARHA for ten project-based Housing Choice Vouchers. If needed, staff will bring back the rental subsidies for the Committee's consideration in time for the project's 2017 LIHTC application.

J. Frederick explained that AHDC would be pursuing grant funding from the State and Federal Housing Trust Funds which may reduce the final loan amount from the City. AHDC will be buying the development rights above the shelter; the Carpenter Shelter will use the proceeds of the sale to construct a new shelter. The project will operate under a condominium structure. A broad network, including the City, is working together to identify potential temporary relocation sites. One of the key challenges involves securing a site that will not be needed until 2018.

AHDC will own the ten permanent supportive housing units. While the 98 units have a 40-year term of affordability, AHDC's intent is to make them affordable in perpetuity. The City has the right of first refusal and the right to designate another nonprofit to operate the units should AHDC decide to sell the units.

K. Dixon made a motion to approve the permanent loan to AHDC of up to \$7,100,000, and to approve its affordable housing plan as part of the DSUP. P. Zurawski seconded. The Committee approved the affordable housing plan and loan request with two abstentions by J. Frederick and J. Ouellette.

4. Report on 2016 Fair Housing Testing (Melodie Seau)

M. Seau circulated the Office of Housing's [new report](#) on the City's Fair Housing Testing Program. She noted that the program has recorded a sharp and continual decline in identified discriminatory practices in the housing market since the late 1990s. No complaints have been filed with the Office of Human Rights since 1998. In 2016, the program tested for discrimination against individuals with a disability, specifically with mobility, visual, and/or hearing

impairments. Two properties were cited for potential violations related to treatment of service animals. Remedial training was provided by the Office of Housing to property staff, and no issues were identified on subsequent retesting.

5. Understanding Financial Reports (Eric Keeler)

E. Keeler explained each component of the Housing Opportunity Fund and Housing Trust Fund monthly reports. Only about \$30,000 comes from the General Fund currently. CDBG funds help support the Home Rehabilitation Loan Program, tenant assistant payments, and preservation of committed affordable properties, such as Community Lodgings. The Housing Trust Fund is funded through developer contributions, loan repayments, and interest.

6. North Potomac Yard (NPY) Update (Jon Frederick)

J. Frederick and T. Jovovic provided an update on the work of the NPY Advisory Group (AG) and the status of the new Metro station. Affordable housing opportunities and challenges will be discussed at the November 14 AG meeting, including the possibility of enabling the use of bonus density at NPY and increasing the level of bonus density permitted through Section 7-700. J. Ouellette inquired about the potential impact of the planned merger of JBG with Vornado on development in the area.

7. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)

C. Flemming noted that the Ramsey Homes project had been approved unanimously by the Planning Commission and that the City Council public hearing is scheduled for November 12th.

8. Alexandria Housing Development Corporation Update (Jon Frederick)

J. Frederick informed the Committee that the Gateway project is expected to break ground by the end of November and that the master developer, Abramson Properties, had closed on its acquisition loan.

9. Staff Updates (Helen McIlvaine)

H. McIlvaine provided an update on the upcoming City Council budget retreat and noted that affordable housing was one of the five topics under discussion.

10. Other

T. Jovovic circulated the quarterly Housing Master Plan progress report. B. Harris noted the timing of the next meeting for the Eisenhower West/Landmark Van Dorn Implementation Advisory Group.

The meeting adjourned 8:32 pm.



City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

ADVISORY GROUP MEETING #11

**Tuesday, November 15, 2016
7:00 – 9:00 PM**

OTN SAP UPDATE PHASES



OTN SAP UPDATE – PHASES AND TIMING

Phase I (Plan Framework) – Vision, Principles, Objectives and Concepts (Fall 2015)

Phases II and III (Study and Testing of Phase I Concepts) – (Significant progress from January to June 2016)

Phase IV – Continuation of Studies and Development of Plan Policy Statements/Recommendations (Summer/Fall 2016)

Phase V – Plan Development, Public Review of Plan Document, and Public Hearings (Fall 2016 – Winter 2016/2017)

OTN SAP UPDATE PLANNING CATEGORIES AND CHAPTER TITLES COINCIDE



OTN SAP UPDATE PLANNING CATEGORIES

Titles of Planning Categories and Chapters Coincide:

- 1. Introduction (Background)**
- 2. Open Space, Recreation, and Cultural Activities** *(11/7 Online)*
- 3. Historic Preservation** *(11/7 Online)*
- 4. Housing** *(11/15 Online)*
- 5. Economic Development** *(11/15 Online)*
- 6. Infrastructure and Environmental Sustainability**
- 7. Transportation**
- 8. Planning, Land Use and Design**
- 9. Implementation**

WORKING SCHEDULE FOR MEETINGS AND RELEASE OF CHAPTERS

Full Schedule In Packet and Online



ANTICIPATED NOVEMBER – DECEMBER 2016 OTN SAP UPDATE

KEY DATES

November 7, 2016, 7:00 PM	Community Meeting #7	<ul style="list-style-type: none"> • Release 3 Draft Chapters: 1) Introduction; 2) Open Space, Recreation & Cultural Activities 3) and Historic Preservation
November 15, 2016, 7:00 PM	Advisory Group Meeting #11	<ul style="list-style-type: none"> • AG Prep for 12/15 Community Meeting • AG receives Transportation Study Update (Baseline Data Anticipated) • Anticipated Release 2 Draft Chapters: 1) Housing and 2) Economic Development • Anticipated Release of the OTN Historic Interpretation Guide
December 6, 2016, 7:00 PM	Planning Commission Work Session	<ul style="list-style-type: none"> • Update on Meetings held to-date and on Public Comments received to-date
December 13, 2016, 7:00 PM (Tentative)	City Council Work Session	<ul style="list-style-type: none"> • Update on Meetings held to-date and on Public Comments received to-date
December 14, 2016, 7:00 PM	Advisory Group Meeting #12	<ul style="list-style-type: none"> • Update of Public Comments received to-date • Update on Transportation Study (Build Analysis Anticipated)
December 15, 2016, 7:00 PM	Community Meeting #8	<ul style="list-style-type: none"> • Report on Public Comments received to-date • Anticipated Release of 4 Draft Chapters: (1) Infrastructure and Environmental Sustainability; (2) Transportation (3) Planning, Land Use and Design and 4) Implementation

PUBLIC COMMENT OPPORTUNITIES



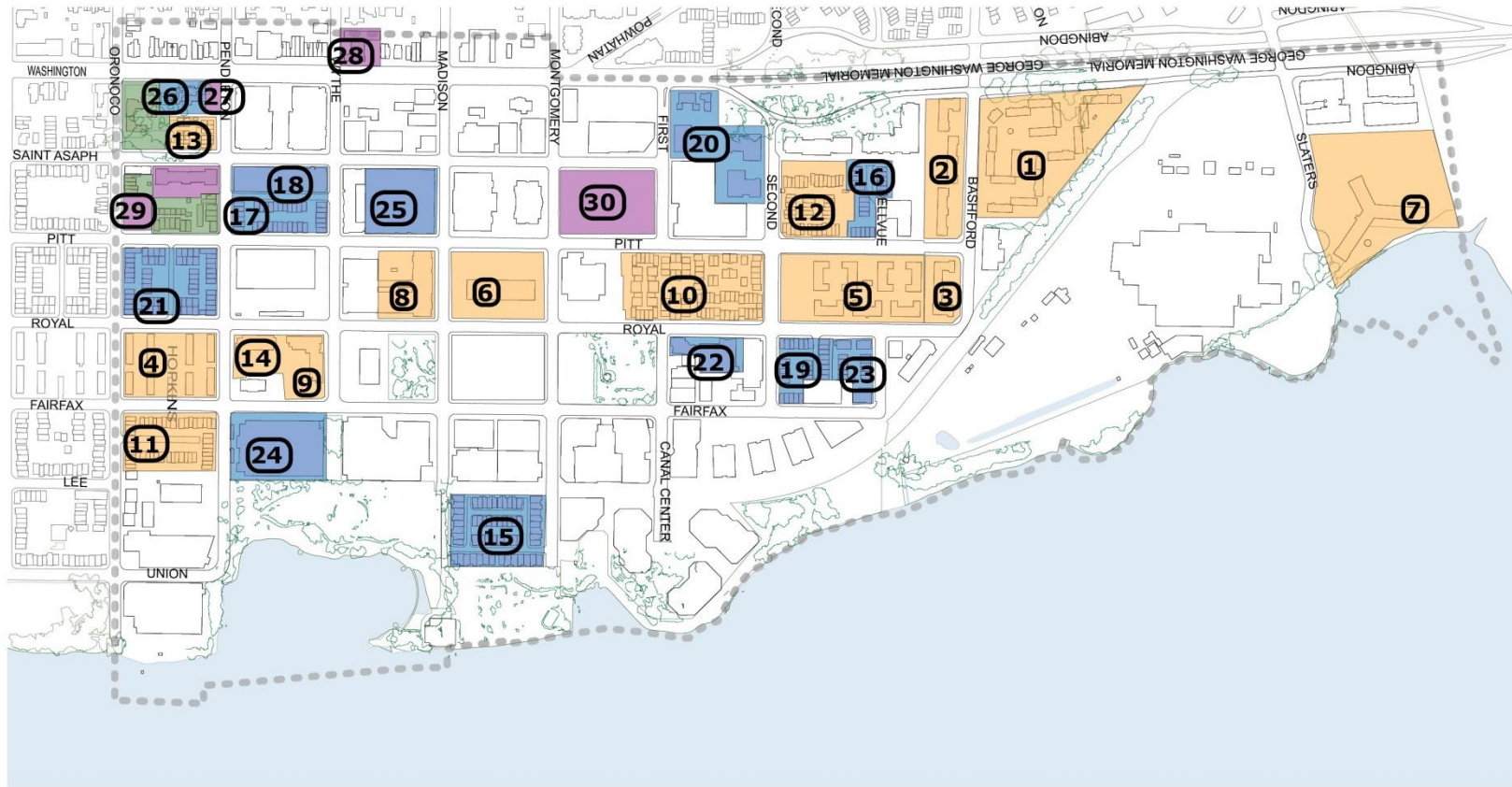
OTN SAP UPDATE PUBLIC COMMENT OPPORTUNITIES

- Participation at OTN SAP Advisory Group Meetings - All Advisory Group Meetings include a Public Comment Period
- Participation at OTN SAP Update Community Meetings
- Email to Nancy.Williams@alexandriava.gov
- OTN SAP Update Comment Board at www.alexandriava.gov/86032
- Alex Engage Site https://engage.alexandriava.gov/portals/191/Issue_4109

DRAFT HOUSING CHAPTER



OTN CURRENT RESIDENTIAL DEVELOPMENT



LEGEND

- RESIDENTIAL DEVELOPMENTS 1936-1983
- RESIDENTIAL DEVELOPMENTS 1984-2015
- NON HOA TOWNHOMES
- RESIDENTIAL DEVELOPMENTS - RECENTLY APPROVED AND/OR UNDER CONSTRUCTION AS OF 2016

Note: Numbers reflect the Residential Development List in the Housing Chapter

KEY HOUSING GOAL AND OBJECTIVES



During Phase I (Plan Framework Phase) of the OTN SAP Update planning process, general community consensus developed around the following housing goal and objectives:

Goal

Encourage a variety of housing choices that are affordable and accessible to a diverse range of ages, incomes, abilities and household sizes throughout the plan area.

Objectives

- Explore innovative housing solutions such as micro units and, as appropriate, building conversions.
- Fully utilize tools within the [City's Housing Master Plan](#), such as leveraging the Density Bonus Program memorialized in Section 7-700 of the Zoning Ordinance to expand the number of affordable housing units.
- Prioritize the provision of on-site affordable housing units as part of new market-rate developments.
- Replace ARHA-owned units on a one-for-one basis, and on-site, to the greatest extent feasible, as properties in Old Town North redevelop.
- Incorporate community spaces within residential developments.
- Ensure on-site recreational space in residential developments.
- Explore opportunities for creating and preserving market affordable housing.
- Promote flexibility in building design to allow people to age in place.
- Promote a jobs/housing balance by focusing on-site affordable housing units within Transit Oriented Development near jobs and amenities.
- Promote energy-efficiency in building design for all residential buildings, including affordable housing.

Housing Chapter Recommendations

1. **Mixed income housing development** will be a priority in the planning area to provide opportunities for a range of households and income groups.
2. Pursuant to Section 7-700 of the Zoning Ordinance, an **increase of the density bonus provision from 20% to 30%** is recommended to encourage mixed-income housing and to maximize affordability opportunities throughout the planning area.
3. **A 40 year term of affordability** is the goal for new affordable housing units in the planning area.
4. The goal **of one-for-one, on-site, replacement** of Old Town North Resolution 830 units that are demolished is a priority of the planning area.
5. Exploration of other **regulatory strategies** is recommended **to further expand mixed- income housing** and to foster public-private-nonprofit partnerships.



Housing Chapter Recommendations (Cont.)

6. **Consideration of artist housing**, with regulatory and financial tools as well as partnerships that can help foster it, will be encouraged.
7. Housing developments will **incorporate open space and community space** for the use of residents and, as possible, for use by the public.
8. Housing developments will incorporate universal design to **enable residents to age-in-place and improve the safety and utility of housing** for people with disabilities; visitability features will be incorporated.
9. **Quality standards** are a high priority for the exterior design of units within mixed-income developments to ensure an indistinguishable appearance.
10. Construction, fixtures and operation of residential developments will meet **sustainability standards and guidelines** in keeping with the priorities of the Old Town North Eco-District Study.



DRAFT ECONOMIC DEVELOPMENT CHAPTER



Economic Development Chapter – Land Use

Comparison Table: 1992 and 2015

2015 and 1992 Old Town North Land Use Data Comparison				
Land Use	2015 Land Use Acreage (1)	1992 Land Use (2)	Difference Acreage	% Difference
Residential (includes mixed residential with retail)	50.3	31.9	+18.2	+58.9
Office/Office Warehouse	30.30	41.8	-11.5	-27.5%
Other Commercial	18.35	19.2	-1.15	+5.9%
Utility/Transportation	27.40	27.9	-0.5	-1.8%
Recreation and Parks (3)	6.4	7.2	-0.8	-11.1%
Common Area (4)	11.2	7.2	+4	+55.5%
Vacant Land	0	3.4	-3.4	-100
Grand Total (5)	143.95	138.6	–	–

(1) Land Use information is based on City of Alexandria Real Estate Data Parcel Land Use Code

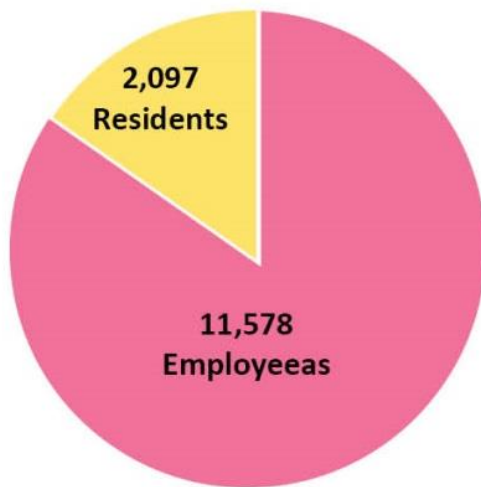
(2) Land Use information from the 1992 Old Town North Small Area Plan

(3) 0.8 decrease in land use area equates to the Dee Campbell Rowing Center which is now owned and maintained by the Alexandria City Public Schools

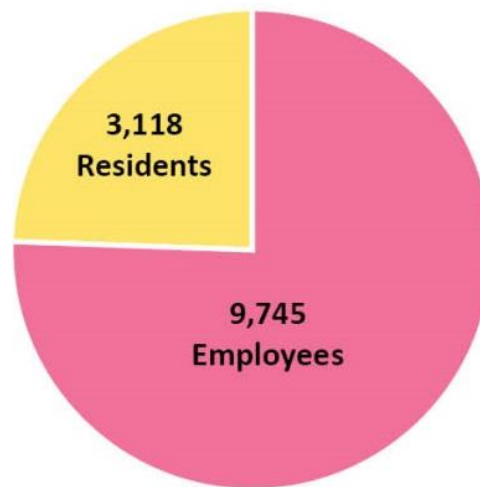
(4) As defined by the City of Alexandria Office of Real Estate Assessments: the Common Area is designated residential properties that share a common area which could be parking, ingress egress points or for condos the entire parcel is noted as common area and the building is bifurcated into individual ownerships. Common Area would also apply to waterfront properties if privately owned such as Rivergate Park and Tidelock Park.

(5) Total land use is exclusive of right-of-way. While the current OTN SAP boundary has not changed from the 1992 boundary, the discrepancy in the total land use acreage may be due to changes in technology, and the City's use of GIS data to calculate land use parcels.

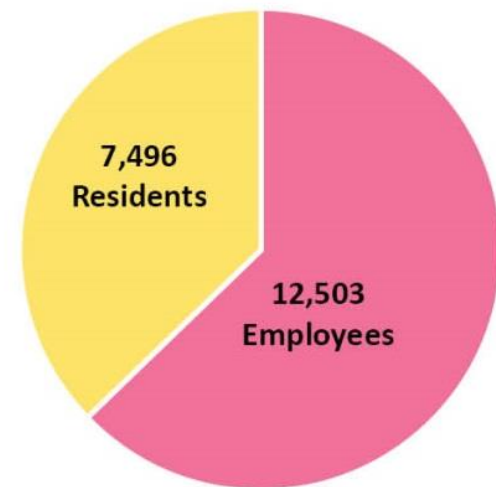
Old Town North Residents and Employment Growth



1990

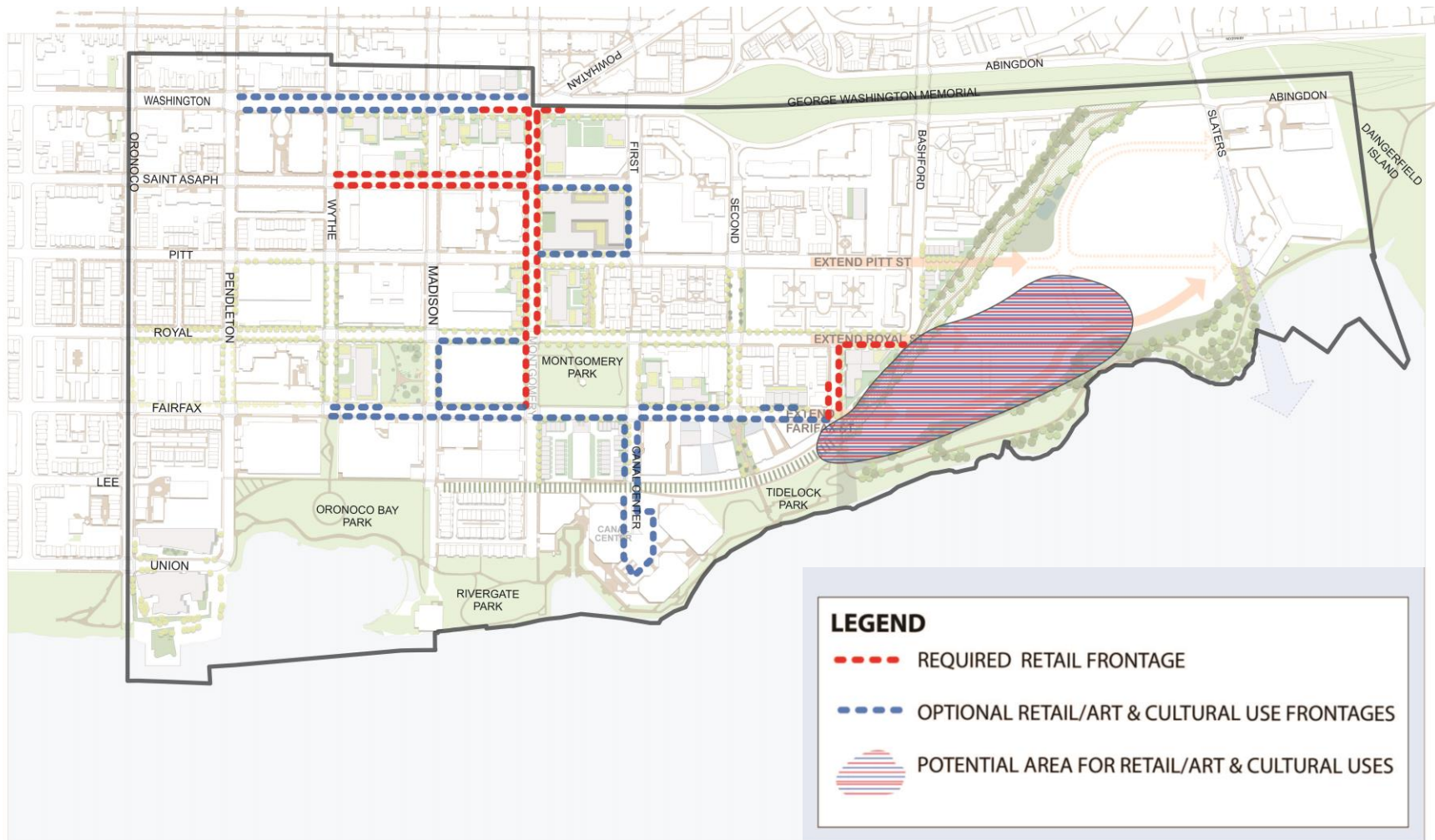


2015

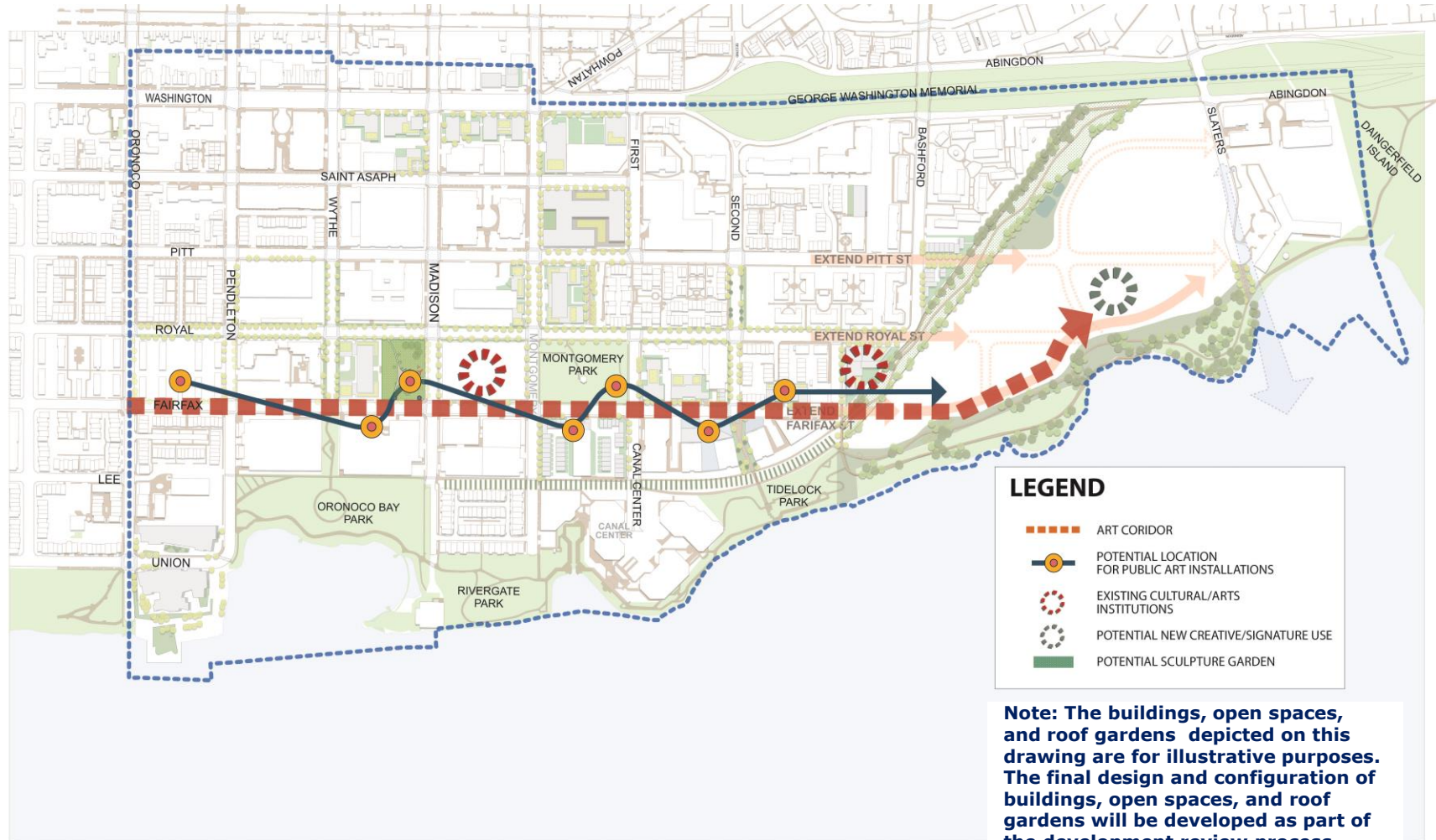


**Plan
2040**

Economic Development Chapter – Proposed Retail Focus Areas and Retail Corridors Map



Economic Development Chapter – Proposed Art Corridor Map



Economic Development Recommendations

- 1. Mix of Land uses** – Promote the continued goal of a balanced mix of uses through the goal, objectives, strategies and recommendations herein.
- 2. Conversions** – During implementation and in alignment with a balanced land use mix goal, the policy recommendations and guidelines produced by the Competitive Office Study will be evaluated for applicability to Old Town North
- 3. Maintain the existing Old Town North Retail Focus Areas and Floor Area Ratio (FAR) Regulatory Incentive** – The zoning text that regulates the RFAs and the associated FAR incentive will be reviewed and any specific changes will be submitted for consideration by policy makers during the initial phase of implementation.
- 4. Establish Retail Corridors to connect Retail Focus Areas** (See Figure 9.05 Retail Focus Areas/Retail Corridors Map). As reflected on the map, retail will be required along certain corridors and it would be optional on others.

Economic Development Chapter

Recommendations (Cont.)

- 5. Develop Strategies to Grow Old Town North's Creative Economy** – Maintain the two current Old Town North art and cultural institutions, specifically The Art League and MetroStage, as economic anchors, and provide strategies to support and grow existing businesses in the area including but not limited to the promotion of the creative economy sector businesses. In that regard, the City will complete the market study noted in this chapter and pursue its findings/recommendations, as appropriate, for consideration by policy makers during the initial phase of implementation.
- 6. New Innovative Anchor** – The City will coordinate with the property owner(s) of the power plant site to explore the possibility of attracting innovation uses on that site. This will create an opportunity for an innovative anchor on the power plant site to build and support the community's creative economy with opportunities for spin off entrepreneurial/incubator businesses, worker space, and jobs.
- 7. Explore Incentives to attract and Grow Office Uses/Tenants** – As part of implementation, the City will explore ways to retail existing office uses while attracting new ones to the extent possible.

Economic Development Chapter

Recommendations (Cont.)

- 8. Enhancing the Old Town North Brand** - The City will explore strategies identified through the above noted market study to further develop, enhance and promote Old Town North as a community with a distinct brand tied to its creative economy and its assets such as the Waterfront, close proximity to Washington, DC via the George Washington Memorial Parkway and other routes, to King Street, to two Metro stops and to other surrounding neighborhoods.
- 9. Climate Change** – Priorities, strategies and targets to promote Old Town North as an Eco District will include measures to help promote a low-carbon economy.
- 10. Small Business Collaboration** – The City will continue to work with local businesses, the City as a whole, and with business organizations to promote existing and new small business and assist them with the City's recent related regulatory improvements.

OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES KEY CONCEPTS



EXISTING OPEN SPACE GRAPHIC

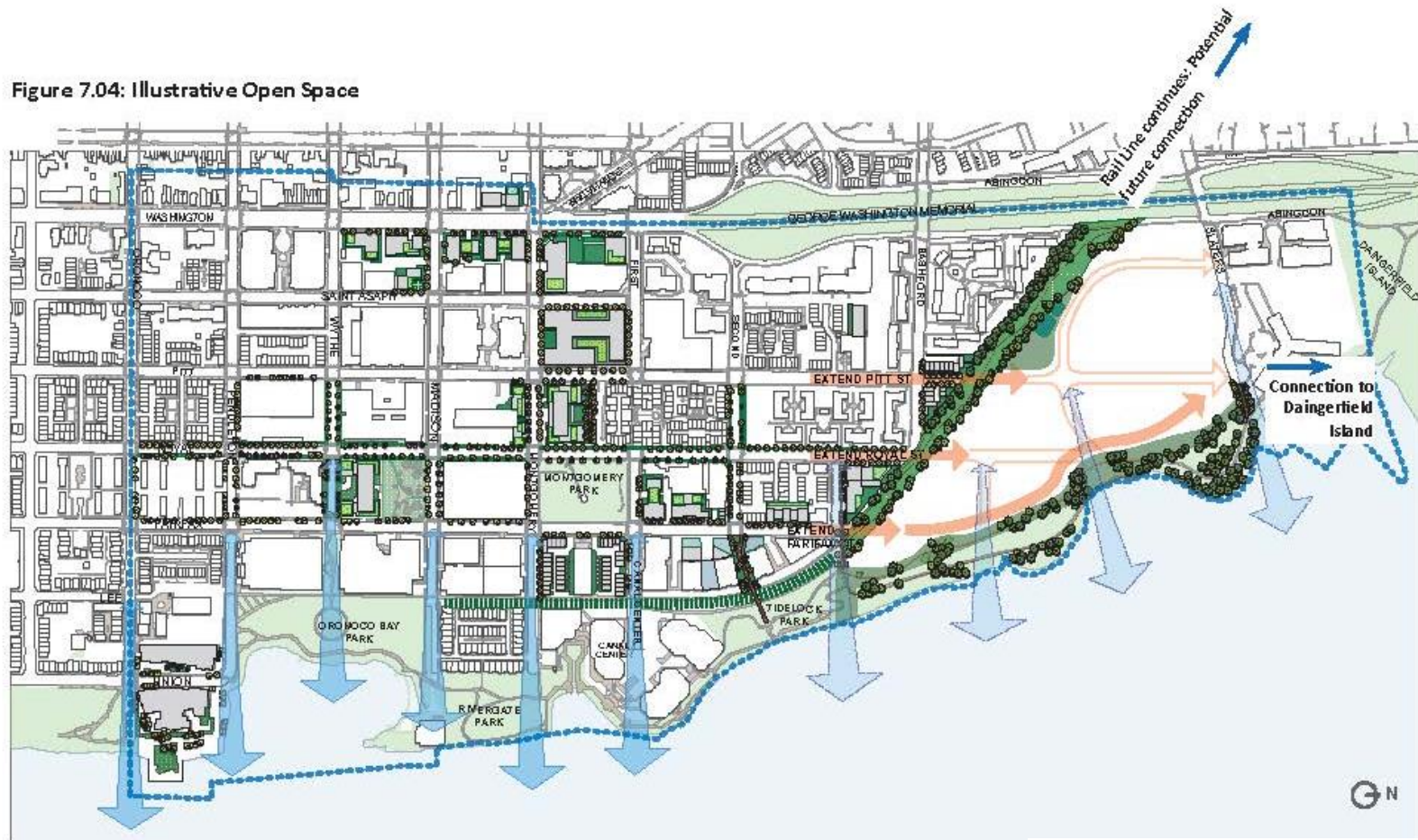


Existing Open Space in Old Town North: 31.24 acres (includes public and private open space with public easements and National Park Service Open Space)

Daingerfield Island: 106 acres

DRAFT ILLUSTRATIVE OPEN SPACE GRAPHIC

Figure 7.04: Illustrative Open Space



LEGEND

- | | |
|--|--|
| Existing Parks and Open Space | Proposed Linear Trail Park |
| Proposed Public Open Space | Proposed improvement to existing rail/trail corridor |
| Proposed Green Roofs | Existing Connections/Views to River |
| Proposed Public Open Space on the Power Plant Site | Potential New Connections/Views to River |

Note: The buildings, open spaces, and roof gardens depicted on this drawing are for illustrative purposes. The final design and configuration of buildings, open spaces, and roof gardens will be developed as part of the development review process.

DRAFT ILLUSTRATIVE LINEAR TRAIL PARK GRAPHIC

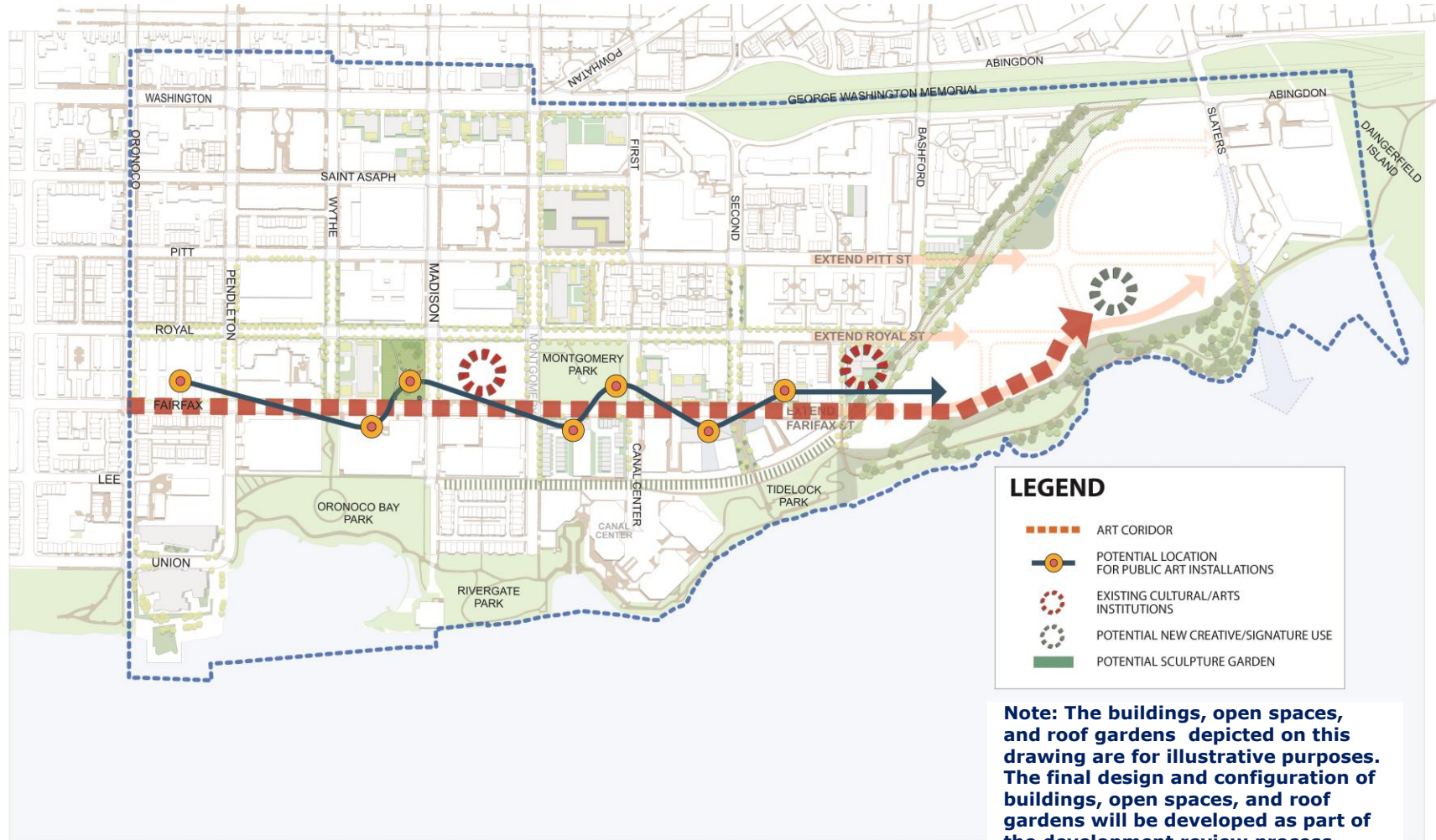
- 01 Enhanced Trail Connection
- 02 Separated Bike/Ped Trails
- 03 Street Crossing
- 04 Active Use Area
- 05 Additional Sections of Trail
- 06 Play Area
- 07 Enhanced Planting Area
- 08 Selective Tree Clearing
- 09 Enhanced Habitat
- 10 New Tree Planting
- 11 Incorporate Industrial Heritage
- 12 Existing Trail Retained



Figure 7.06: Illustrative Linear Trail Park



POTENTIAL ART CORRIDOR LOCATION



Open Space and Recreation Recommendations

I. General Open Space and Recreation

1. Recreational areas with **passive and active spaces** will be promoted for the use and **enjoyment of all ages**.
2. **Programming** will be a priority for public open spaces with themes such as the arts, concerts, fairs, sport and fitness and more.
3. The **Waterfront Plan and the Olin Schematic Design will be leveraged** to achieve recommendations for improvements to the Old Town North Waterfront.
4. Leverage the **City's Neighborhood Parks Improvement Plan** and related recommendations to **achieve enhancements to Montgomery Park**, and to continue existing programming such as the farmer's market.
5. Promote a stronger network of open spaces through **more connections between public and publicly accessible spaces** and between public spaces, enhanced streetscapes and art and cultural amenities.
6. **Leverage views to and from the River** and strengthen views to the north and south. Additionally, **rooftop open space should also maximize views**.



Open Space and Recreation Recommendations (Cont.)

II. Linear Trail Park

8. As noted in the Transportation Chapter, the City will work with Norfolk Southern Railway to pursue **use of the rail corridor as a linear trail park** through the rail banking or abandonment processes. The linear trail park will connect and enhance the existing trail system.
9. **Schematic design of all public spaces** will be produced including streetscape improvements and the linear trail park **under the Implementation process.**

III. Power Plant Site

A. Overall

10. **Open space percentages will be determined as part of the re-zoning** and development review process of the power plant site.
11. The **publicly accessible open spaces on the power plant site** will include areas where the **industrial heritage of the site is celebrated through the restoration/preservation of industrial artifacts** and interpretive elements.

Open Space and Recreation Recommendations (Cont.)

III. POWER PLANT SITE (Cont.)

- 12.A central plaza/open space** will be located as generally depicted in Figure 7.10. The plaza will be designed for public programming and incorporate industrial elements from the power plant structure as feasible.
13. In addition to the provision of open space areas, the use and other attributes of open space need to be carefully considered. **Open space uses will be designed to be suitable for all age groups**, especially at larger development sites and those where the representation of certain age groups may be proportionally higher than average, for example residential uses with families.
14. The City and the property owner will coordinate on the design, **maintenance and programming** responsibility for new public open spaces.

Open Space and Recreation Recommendations (Cont.)

B. Waterfront Public Open Space

15. Under implementation, a **new Waterfront public open** space will be provided, as generally depicted in Figure 7.09. This public open space area will range from 2 to 4 acres and will include:
- a separated pedestrian/bicycle connection to Daingerfield Island; and
 - areas of passive and active recreation.

C. Added Recreational Open Space adjacent to the Linear Trail Park

16. Under implementation a new public open space, ranging 1 to 2 acres, will be provided adjacent to the linear trail park as generally depicted in Figure 7.09 and Figure 7.11. This expansion to the linear trail park will include an area accommodating active recreational activities and other uses such as a public restroom/maintenance facility.

IV. Other Development Sites

17. **Minimum ground level open space on development sites will be established** as part of the updated Old Town North Urban Design Standards and Guidelines.

Open Space and Recreation Recommendations (Cont.)

V. Tree Canopy

- 18. At a minimum, 25% of tree canopy will be provided on-site.** To the extent that the required tree canopy cannot be provided on-site, through contribution to the Old Town North Open Space and Streetscape Improvement Fund(s), the tree canopy can be provided elsewhere within the planning area, in parks within the planning area and/or other nearby areas as determined by City staff, and supported by the Planning Commission and City Council.

VI. Maintenance, Funding and Implementation

- 19. Streetscape improvements will be provided along all development site frontages.** For larger projects, developers may be required to implement improvements in the vicinity of their frontages, e.g. on the block corner(s) adjacent to their sites.

Open Space and Recreation Recommendations (Cont.)

VI. Maintenance, Funding and Implementation (Cont.)

20.Streetscape improvements will be coordinated with environmental improvements as set out in the Infrastructure and Environmental Sustainability Chapter and all applicable City regulations.

21.All open space and streetscape improvements will follow the Old Town North Urban Design Standards and Guidelines and all other applicable City regulations.

22.The City will establish an Old Town North Open Space and Streetscape Improvement Fund(s). The funding will be provided by sites where the required ground level open space, streetscape improvements, and/or tree canopy requirements cannot be provided on-site. Monetary contributions will be provided to the Old Town North Open Space and Streetscape Improvement Fund(s) and the amount of contribution will be established as part of the implementation process.

Art and Cultural Activities Recommendations

I. Community Facilities and Cultural and Arts Uses

- 1. Community facilities with meeting/event, cultural, after-school and recreational space** should be sited on the power plant site and/or within Old Town North. A process for determining operation, management and maintenance of the facilities will be developed under the implementation process.
- 2. Pursue implementation of an Art Corridor along N. Fairfax Street and/or a designated Art District**, as permitted through Code of Virginia Section 152-1129 (Creation of arts and cultural districts), throughout the entire Old Town North community with special emphasis on N. Fairfax Street and potentially other targeted areas.
- 3. Under implementation, terms for art and cultural uses will be defined.**

Art and Cultural Activities Recommendations (Cont.)

4. **Maintain current Old Town North based art institutions and anchors, specifically MetroStage and The Art League**, and expand cultural uses to promote facilities such as a maritime-related museum and/or other art related venues. Include incentives to accomplish this, such as the exemption of Floor Area Ratio (FAR) for art and cultural uses and parking management solutions.
5. **Identify through the implementation process potential sites for public art** throughout the community and **in particular along N. Fairfax Street**. Identify and undertake coordinated strategies for securing the art, working through the City's development process, the Office of the Arts and identify new partnership opportunities.
6. **Undertake strategies for the expansion of the Old Town North creative economy and jobs** through creative and innovative uses such as think tanks, educational/university uses and/or affiliates and research centers.

Art and Cultural Activities Recommendations (Cont.)

7. Explore through the implementation process initiatives to **promote Old Town North's branding and marketing programs**, expanded art and cultural venues, and programming for the enjoyment of residents, employees and visitors of the area.
8. **All recreation and cultural spaces will follow the Old Town North Urban Design Standards and Guidelines and other application regulations.**

HISTORIC PRESERVATION KEY CONCEPTS



Historic Preservation Recommendations

1. **The anticipated OTN Historic Interpretation Guide** will be created as part of this planning process. It will be utilized as a guide among other resources and processes by the public, developers and the City for **interpreting the history of private and public sites in Old Town North.**
2. Old Town North has a rich history on nearly every block though it may not be readily apparent. **All Development Site Plans (DSPs) or Development Special Use Permits (DSUPs) projects will incorporate an interpretation component as part of the review and approval process.**
3. Consideration will be given to how projects adjacent to Washington Street/the Parkway can contribute to and **enhance the memorial character of the Parkway, pursuant to Washington Street Standards.**



Historic Preservation Recommendations (Cont.)

4. Consideration will be given to the **development of streetscape design guidelines for Washington Street** to continue the City's commitment to protect the memorial character of the Parkway, pursuant to the Old Town North Design Standards and Guidelines and the 1929 Agreement with the Federal Government.
5. Where significant historical buildings or elements remain, whether or not the site is located within the Old and Historic Alexandria District, **consideration will be given for incorporating character-defining elements into the final site design as part of an interpretive strategy.**



CHARRETTE MAP

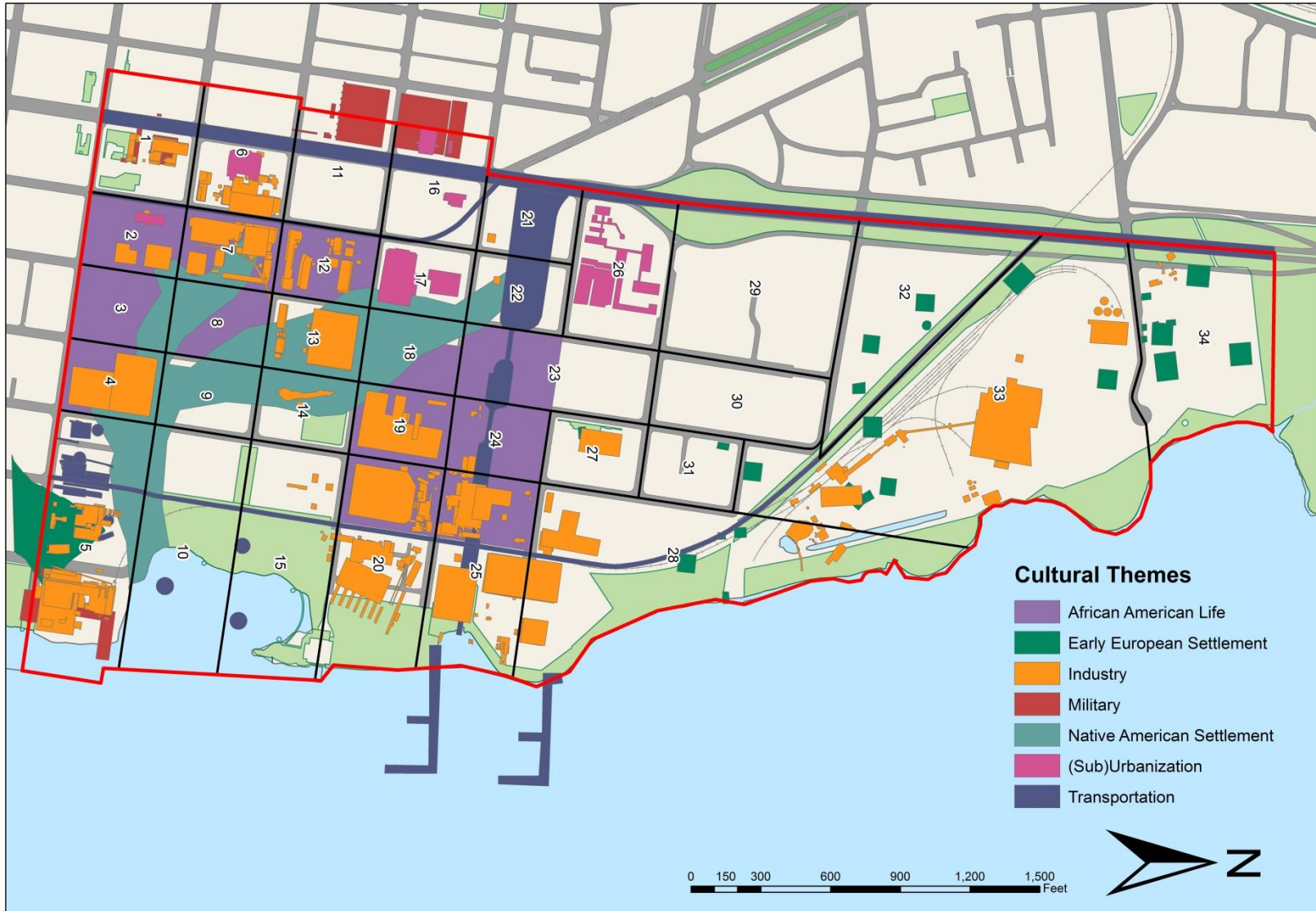


ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE

- **PURPOSE**

- Provide an overview in the form of a **historical narrative** of the neighborhood's cultural landscape from early settlements to 1960s
- Provide a **broad foundation** that can be built upon through individual efforts to create a comprehensive story of the neighborhood's cultural resources
- Identify **themes** in the neighborhood's cultural landscape for interpretation
- Convey concepts for **interpretative strategies** to apply to private redevelopment sites, public infrastructure and open space or community led initiatives

OTN HISTORICAL THEMES OVERVIEW MAP



ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE: THEMES



AFRICAN AMERICAN LIFE



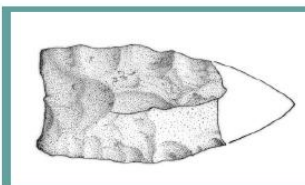
EUROPEAN SETTLEMENT



INDUSTRY



MILITARY



NATIVE AMERICAN SETTLEMENT



(SUB)URBANIZATION



TRANSPORTATION

AFRICAN AMERICAN LIFE

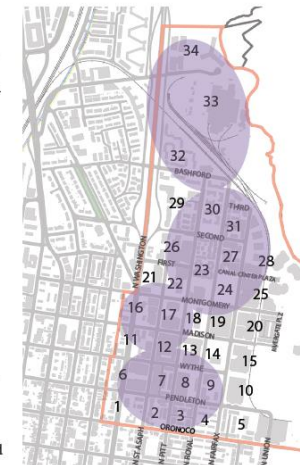


Before the Civil War, documentation shows that early European settlers established plantations in the vicinity of Old Town North and brought with them slaves. Records show that Townshend Dade, first rector of Christ's Church and namesake of Dade Plantation (once located at the far north end of Old Town North), owned eight slaves. It is possible that other large land owners also owned slaves, and additional research may yield specific information on slavery in the area.

African American life in Old Town North is best defined, however, by the freedman settlements that emerged during and after the Civil War. The War opened opportunity and civil rights to African Americans, thousands of whom fled to Union-held Alexandria and contributed their labor to the war effort. The locations of African American domestic development in Old Town North are generally understood to be concentrated in the center of the neighborhood, starting south of Oronoco Street and extending north to approximately Second Street. Many residents of these neighborhoods were employed at the City's wharves or at industrial concerns such as the Dominion Glass Factory.

Old Town North was the site of two specific domestic African American developments: the Cross Canal neighborhood and the Berg neighborhood. African Americans escaping slavery established the Berg during the Civil War in Union occupied Alexandria. Oral history with longtime resident Henry Johnson yielded the derivation of "the Berg." He reported that the term refers to Petersburg, Virginia, from where many African Americans escaped. Similarly, Cross Canal was established during the Civil War era, when African Americans established a small, largely rural neighborhood in the vicinity of the Alexandria Canal. First located on the north side of the Alexandria Canal, to reach the community from Old Town proper one had to pass across the canal, thus lending the neighborhood its name.

There is some ambiguity as to the exact locations of and the distinction between Cross Canal and the Berg. Much documentation accounts for the Berg being located on the southern end of the neighborhood, but a 1902 map identifies "Petersberg" (the origin of "The Berg") north of the canal, the area generally understood to be the location of the Cross Canal neighborhood. Additional research is needed to determine what the distinction is between the two neighborhoods and how the neighborhoods evolved over time.



Concentrations of African American History in Old Town North.

Old Town North Historic Interpretation Guide

ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE: CATALOGUE

CORRIDORS

CORRIDORS

Interpretative corridors use unified treatment (consistent character or installation of continuous, linear elements) along stretches of streetscape or linear space to tell a story through a sense of place.

APPLICATION

Best applied to themes that present themselves linearly and to stories that benefit from large-scale space-based interpretation. For Old Town North, the theme of Transportation is strongly linear, with distinct corridors running east-west and north-south through the neighborhood. These elements spatially divided the neighborhood in a way that is now hard to envision today, and the creation of corridors could facilitate interpretation of these once prominent features of the neighborhood's infrastructure.

IDEAS

The following ideas are a starting point for interpretation through the use of corridors. Additional ideas for interpretative corridors should be developed in coordination with the City of Alexandria as opportunities for interpretation arise.

- Establish a Canal Corridor between First and Montgomery streets that spans east-west from N Washington Street to the waterfront. Design a cohesive streetscape system that applies the interpretive palette for the Canal. Artifacts from the canal, such as canal stones, should be incorporated as appropriate and at key spots along the corridor. The City should strongly consider the establishment of a prominent western terminus to this corridor that bookends Tidelock Park at the waterfront. The terminus could feature remnants of the canal basin if appropriate. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Create a Rail Corridor along Saint Asaph Street to indicate the previous location of the Alexandria and Washington rail line. Design a cohesive streetscape system that applies the interpretive palette for the Rail as appropriate. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Reinforce the Rail Corridor along the Washington and Old Dominion rail line, between Fairfax Street N and the Potomac River. The corridor should include the preservation of remaining rail tracks and ties at a minimum. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Preserve and enhance the "memorial character" of the Parkway through a consistent streetscape treatment along North Washington Street, including an enhancement of Memorial Circle.

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Old Town North Historic Interpretation Guide



Even modern treatments can be effective in conveying a corridor in the absence of historic remnants



Gateways, paving markers, landscaping, signage, and street furniture are mechanisms for creative cohesive corridor designs

Old Town North Historic Interpretation Guide

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PUBLIC COMMENT



EXHIBIT TABLES AND NEXT STEPS

- **Exhibit Tables**

- Housing
- Economic Development

- **Next Steps**

- Public Comments Encouraged

- **Next Meeting**

- Advisory Group Meeting: December 14, 2016, 7-9:00 PM, Location to be Confirmed on eNews, OTN List Serve and OTN SAP Update Webpage
- Anticipated Release of Planning, Land Use and Design Chapter, Infrastructure and Environmental Sustainability Chapter, Transportation Chapter and Implementation Chapter

Planning and Zoning Department
301 King Street, Room 2100
Alexandria, VA 22314

www.alexandriava.gov/86032
(OTN SAP Update webpage)

Contact: Nancy J. Williams
703.746.3858

Nancy.Williams@alexandriava.gov



Housing Trust Fund Programs Financial Status

As of October 31, 2016

Balance as of September 30, 2016	8,939,075
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Revenues for October 2016	Totals
Contributions	200,000
Loan Repayments	
Moderate Income Homeownership Program (MIHP)	733
Employee Homeownership Incentive Program (EHIP)	2,715
Fees Offsetting Expenditures	0
	203,448

Expenditures for October 2016	
Flexible Homeownership Program	(1,500)
Homeownership Counseling	0
Rebuilding Together Alexandria	0
Housing Opportunities Fund - <i>see attached report</i>	(229,021)
Rental Accessibility Modification Program (RAMP)	0
	(230,521)

Balance Available Before Outstanding Commitments/Reservations	8,912,002
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Outstanding Commitments/Reservations as of October 30, 2016	
Braddock Small Area Plan Fund	834,080
Flexible Homeownership Program	775,227
HOME/HOF Match	387,799
Homeownership Counseling	118,437
FY 2018 Budget Reservation	400,000
Housing Opportunities Fund - <i>see attached report</i>	5,028,026
RTA	0
Rental Accessibility Modification Program (RAMP)	3,269
	(7,546,837)

Unreserved Balance as of October 30, 2016	1,365,166
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Housing Opportunities Fund Financial Status

As of October 31, 2016

	HTF	General Fund	HOME and Match	Tax Revenue	Authorized Bonds	TOTAL
Balance as of September 30, 2016	5,257,046	0	1,949,325	1,329,584	6,800,000	7,206,371
October 2016 Expenditures						
Alexandria Housing Development Corporation (AHDC)	(72,375)					(72,375)
AHDC Carpenter's Shelter	(106,739)		(208,724)			(208,724)
AHDC King and Beauregard	(49,907)					(106,739)
ARHA Ramsey						(49,907)
Balance Available Before Outstanding Commitments	5,028,025	0	1,740,601	1,329,584	6,800,000	6,768,626
Outstanding Commitments						
Alexandria Housing Development Corporation (AHDC)	144,750	0	0	0	0	144,750
AHDC King and Beauregard	2,722,016	0	460,877	571,584	1,600,000	5,354,477
AHDC Carpenter's Shelter	69,308	0	159,296	0	0	228,605
AHC Inc. Fillmore	1,582,246	0	1,120,426	0	0	2,702,672
AHC Inc. Church of the Resurrection	400,000	0	0	0	0	400,000
ARHA Ramsey	29,542	0	0	0	0	29,542
Fees for Professional Services	41,850	0	0	0	0	41,850
Unreserved Balance as of October 31, 2016	38,313	0	0	758,000	5,200,000	5,996,313